

PLANNING BOARD AGENDA  
TUESDAY, JUNE 20, 2006, 7:00 P.M.  
THIRD FLOOR COUNCIL CHAMBERS, CITY HALL

CONSENT AGENDA

- |    |  |  |
|----|--|--|
| 1. | SITE DEVELOPMENT PLAN/<br>SITE LOCATION OF DEVELOP-<br>MENT MODIFICATION | <u>333-343 Webster Avenue – City of<br/>Bangor Parks and Recreation Dept.</u><br><br>Site Development Plan and Site<br>Location of Development Act<br>Modification approvals to<br>construct a 7,200 square foot<br>building for use as a golf<br>maintenance building at the<br>Municipal Golf Course located at<br>333-343 Webster Avenue in a<br>Parks and Open Space District.<br>City of Bangor Parks and<br>Recreation Department,<br>applicant.                     |
| 2. | SITE DEVELOPMENT PLAN/<br>SITE LOCATION OF DEVELOP-<br>MENT MODIFICATION | <u>287 Godfrey Boulevard – Portland<br/>Cellular Partnership d/b/a Verizon<br/>Wireless</u><br><br>Site Development Plan and Site<br>Location of Development<br>Modification approvals to locate<br>wireless communications<br>antennas in the interior ceiling of<br>the BIA Domestic Terminal<br>Building and construct a 240 sq.<br>ft. equipment shelter in an<br>Airport Development District.<br>Portland Cellular Partnership<br>d/b/a Verizon Wireless, applicant. |
| 3. | SITE DEVELOPMENT PLAN  | <u>491 Main Street/Lincoln Street – Bangor<br/>Daily News</u><br><br>Site Development Plan approval<br>to reconstruct an existing<br>employee parking lot, relocate  |

the existing entrance away from Main Street, add storm drains, and add catch basins in a General Commercial and Service District located at 491 Main Street/Lincoln Street. Bangor Daily News, applicant.

#### PUBLIC HEARINGS

4.      CONDITIONAL USE/SITE  
          DEVELOPMENT PLAN

671 Broadway – Maine Savings  
Federal Credit Union  
(continued from May 16)

Conditional Use and Site Development Plan approval to construct a 6,058 square foot building for use as a credit union with a drive-thru use located at 671 Broadway in a Shopping and Personal Service District. Maine Savings Federal Credit Union, applicant.

5.      ZONING AMENDMENT

Chapter 165-103a and Schedule "B" – City of  
Bangor, applicant.

Amending the Land Development Code Chapter 165-103a – Technology and Service District and Schedule "B" as it Pertains to the Technology and Service District. City of Bangor, applicant. C.O. # 06-224.

6.      ZONING AMENDMENT

Chapters 165-8, 165-66, 165-73; 165-74;  
and 165-111 – City of Bangor, applicant.

Amending the Land Development Code Chapter 165-8 – Districts Established, Section 165-66 – Zoning District Boundaries, Section 165-73 Parking Areas; Section 165-74 Design, Parking Lot Construction and

Maintenance and Section 165-111 Site Developments Requiring Permit to add the Technology and Service District in the Land Development Code. City of Bangor, applicant. C.O. # 06-223.

7. ZONING AMENDMENT

Chapter 165, Section 94 and Schedule "A" – City of Bangor

Amending the Land Development Code, Chapter 165, Section 94 – Waterfront Development District and Schedule "A" as it pertains to Waterfront Development District. City of Bangor, applicant. C.O. # 06-226.

8. ZONING AMENDMENT

Chapter 165-13 - City of Bangor

Amending the Land Development Code, Chapter 165-13 – Definitions to add Intermodal Facility – Passenger and Freight. City of Bangor, applicant. C.O. # 06-227.

9. ZONING AMENDMENT

Chapter 165-102(9) – City of Bangor

Amending the Land Development Code, Chapter 165-102(9) – Adding Passenger Intermodal Facility to Permitted Uses in the General Commercial and Service District. City of Bangor, applicant. C.O. # 06-228.

APPROVAL OF MINUTES

10. PLANNING BOARD APPROVAL

Planning Board Approval of Minutes.

## NEW BUSINESS

### 11. FINAL SUBDIVISION PLAN REVISION

1434 Ohio Street – Sable Ridge Real Estate  
Investments, LLC

Final Subdivision Plan Revision approval of a developmental subdivision plan located at 1434 Ohio Street to renumber the existing condominium units on the Final Subdivision Plan. Sable Ridge Real Estate Investments, LLC, applicant.

### 12. SITE DEVELOPMENT PLAN

40, 60, 72 Summer Street – Harmaney Realty  
Limited Partnership

Site Development Plan approval to reconfigure existing parking lots and construct a new parking lot at 40, 60 and 72 Summer Street in a Waterfront Development District. Harmaney Realty Limited Partnership, applicant